

CONDITIONAL USE PERMIT APPLICATION

amending previous
CUP File 14-1080
to add 1223 Caledonia
ST

Applicant (name and address):

Diana Hobson
420 15th St S
La Crosse WI 54601

Owner of site (name and address):

Diana Hobson
420 15th St S
La Crosse WI 54601

CITY OF LA CROSSE, WI
General Billing - 150793 - 2017
003951-0052 Rachel H... 09/07/2017 12:08PM
165603 - DNA VINTNERS LLC.

Payment Amount: 300.00

Architect (name and address), if applicable:

Jason Skifton Brick/ Bro
West Salem WI

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Brick/ Bro
West Salem WI

Address of subject premises: 1223 Caledonia St; this is a portion of a parcel
Tax Parcel No.: 17-10072-060 that also includes 1225, 1227
and 1229 Caledonia St
La Crosse WI

Legal Description (must be a recordable legal description; see Requirements):

Northern Addition, N 1/2 Lot 6 and all lot 7, Block 2
Lot size 100x142'

Zoning District Classification: Commercial C1 Local Business

A Conditional Use Permit is required per La Crosse Municipal Code sec. 115- 347(2)

If the use is defined in:

- 115-347(6)(c)(1) or (2), see *** below.
- 115-353 or 356, see **** below.

Is the property/structure listed on the local register of historic places? Yes _____ No X

Description of subject site and CURRENT use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):

Retail storefront with office and one bathroom
22'7" wide by 39'6" deep

Description of PROPOSED site and operation/use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

Retail storefront and tasting room for DNA Vintners,
1229 Caledonia St. Also in this parcel, located behind
storefront, 2 Bathrooms + storage

Type of Structure (proposed): Remodel of interior

Number of current employees, if applicable: Had been rented to Daybreaks Heritage Gifts

Number of proposed employees, if applicable: Owner + 2-4 part time employees, not at
sumetime

* Number of current off-street parking spaces: Caledonia St. Merchants Assoc pk 9 lot

Number of proposed off-street parking spaces: " plus pk 9 behind bldg. 430
+ 22 pk 9 spaces on the street Parking Spots

This area is exempt for parking requirements

*** If the proposed use is defined in Sec. 115-347(6)(c)**

(1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? YES NO

(2) a 500-foot notification is required and off-street parking is required.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

****If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be informed of the privacy fence provision by the City Clerk's Office.**

Check here if proposed operation or use will be a parking lot: _____

Check here if proposed operation or use will be green space: _____

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.

I hereby certify under oath the current value of the structure(s) to be demolished or moved is \$ _____.

I hereby certify under oath the value of the proposed replacement structure(s) is \$ _____.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (agent must provide an affidavit signed by owner) and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Navant 8/4/17
(signature) (date)

608498 0582 diana@navantwers,
(telephone) (email) com

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 4th day of August, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

John M. Eisen
Notary Public
My Commission Expires: 6/23/21

PETITIONER SHALL, BEFORE FILING, HAVE THIS APPLICATION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 4th day of August, 2017.

Signed: Navant
Director of Planning & Development
on behalf of Jason Gilman



420 15th St. S
La Crosse WI 54601

RE: Request for Conditional Use Permit

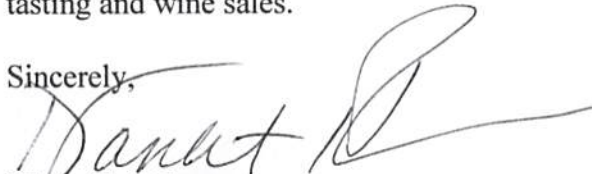
Dear City Council Members,

I own a parcel of land in Old Towne North. This parcel consists of two store fronts rented to the LaCrosse Loggers Baseball team (1225 and 1227 Caledonia St.) and one store front formerly rented to Daybreaks Heritage Gifts and More (1223 Caledonia Street). The parcel also includes a cement block building located at the back of the property (1229 Caledonia Street). I was granted a conditional use permit in 2014 to convert the cement block building to a wine production and tasting room.

The storefront at 1223 Caledonia Street has just become available and I would like to convert this building to a winery tasting room and retail sales for DnA Vintners. I would plan to be open for walk in business, bus trips and people completing the Great River Wine Trail.

I have the approval of WI Department of Revenue to continue production at 1229 Caledonia Street and also wine tasting at the production facility. I would ask that the City of LaCrosse transfer my Class B Winery license to 1223 Caledonia Street for wine tasting and wine sales.

Sincerely,



Diana T. Hobson

Diana

From: "Quam, Tyler - DOR" <Tyler.Quam@wisconsin.gov>
Date: Wednesday, March 08, 2017 9:59 AM
To: "Diana" <diana@dnvintners.com>
Subject: RE: winery licensing

Hi Diana,

Thanks for the email and for the follow up phone call this morning. During our phone conversation you indicated to me that you may want to move your tasting room and retail sales premises to 1223 Caledonia Street from 1229 Caledonia Street, while continuing to manufacture wine only at 1229 Caledonia Street. This is allowable under Wisconsin law, but it would require that you apply to the City of La Crosse to transfer your current "Class B" winery license to the new location at 1223 Caledonia Street. There would be no need to update your winery permit with the Wisconsin Department of Revenue, as the manufacturing of wine would still only take place at 1229 Caledonia Street.

Wineries may be issued either a "Class A" or "Class B" license, but not both. The "Class A" or "Class B" license issued to a winery may either be issued for the winery premises or for real estate owned or leased by the winery.

If this transfer were to take place, you would be in possession of a winery permit for 1229 Caledonia Street and a "Class B" winery license for 1223 Caledonia Street. This would allow you to manufacture and bottle wine at 1229 Caledonia Street while also making retail sales of wine for both on and off premises consumption at 1223 Caledonia Street. You would also be authorized to provide taste samples of wine manufactured on the premises at the winery premises located at 1229 Caledonia Street.

All of this information can be found in sec. 125.53(1), Wis. Stats. of the Wisconsin Statutes.

If you have any other questions, please let me know.

Sincerely,

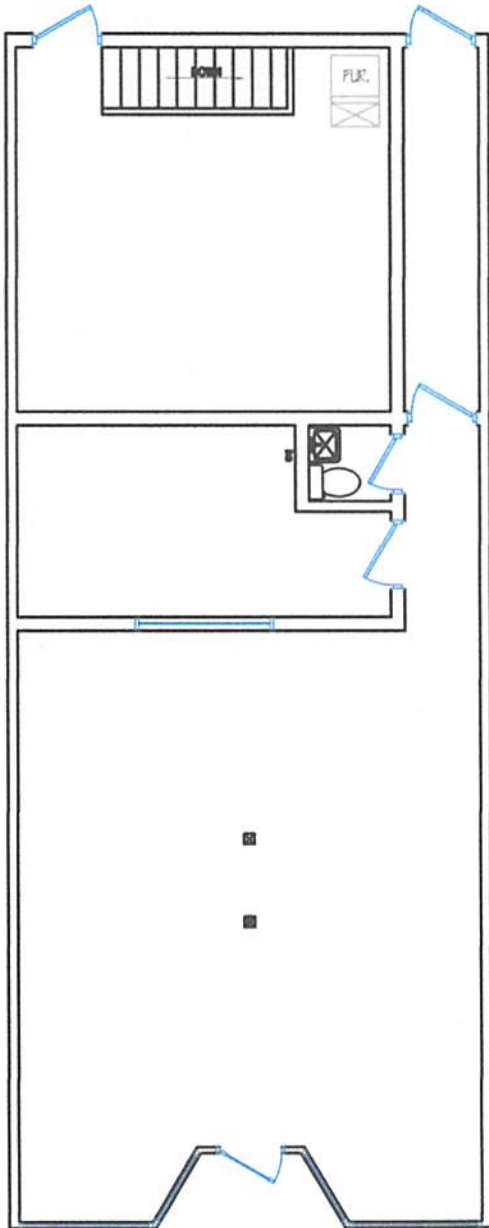
Tyler Quam
Special Agent in Charge
Wisconsin Dept. of Revenue
Alcohol & Tobacco Enforcement Unit
Phone (715) 842-2343
Fax (715) 848-1033

From: Diana [mailto:diana@dnvintners.com]
Sent: Wednesday, March 01, 2017 2:00 PM
To: Quam, Tyler - DOR <Tyler.Quam@wisconsin.gov>
Subject: winery licensing

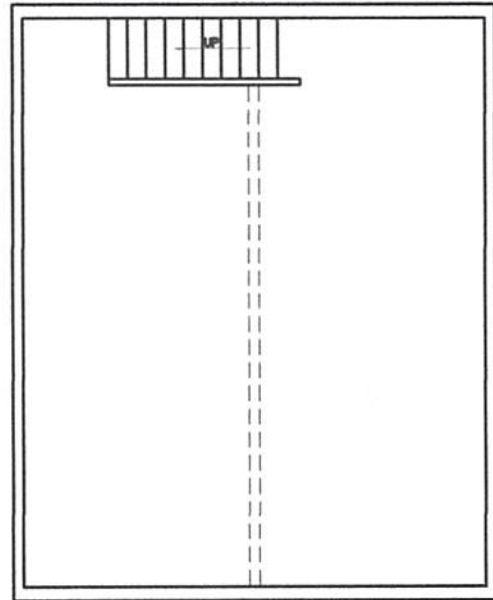
Good Day,

8/4/2017

EXISTING
MAIN FLOOR



EXISTING
BASEMENT



PROPOSED MAIN FLOOR

